

Name: BARRETT LAKE
Date: 11/12/2002
Scale: 1 inch equals 2000 feet

Caption: Figure 2 - Chase-Van Cleve Property

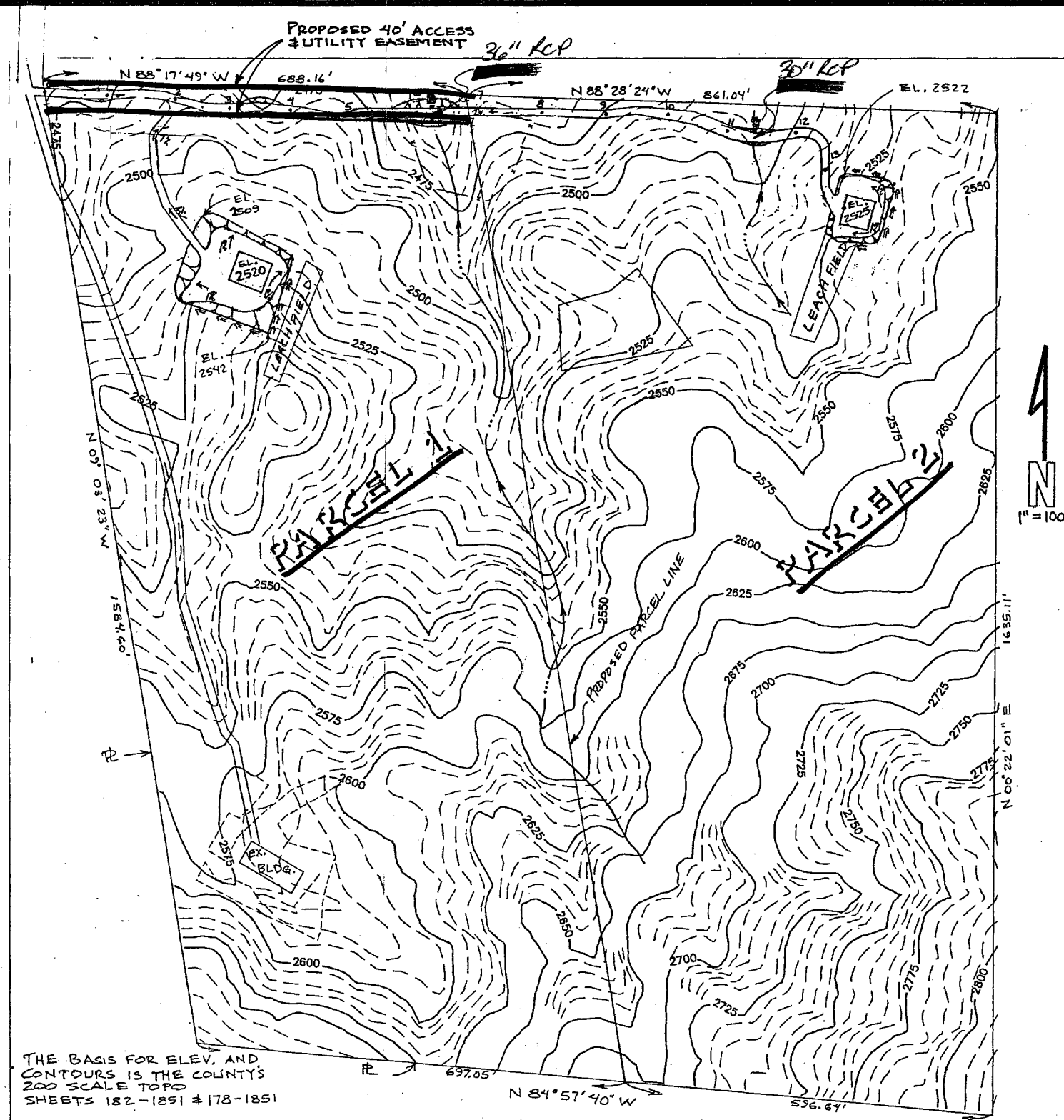
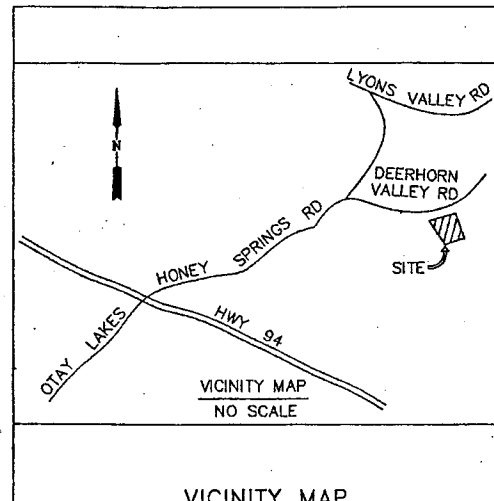
TPM 20702 ER 02-20-001

STORMWATER MANAGEMENT NOTES

- DURING THE RAINY SEASON FROM OCTOBER 1ST TO APRIL 1ST THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED WITHIN 48 HOURS OF A PREDICTED RAIN.
- 125% OF ALL NEEDED BMP MATERIALS SHALL BE STORED ON-SITE YEAR-ROUND, TO ALLOW FULL DEPLOYMENT AND INSTALLATION WITHIN 48 HOURS OF A PREDICTED RAIN.
- THE PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT ON-SITE EROSION AND TO PREVENT DISCHARGES OF POLLUTANTS FROM LEAVING THE SITE. MAINTENANCE OF BMPs IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO.
- PERIMETER SEDIMENT CONTROL BMPs SHALL BE INSTALLED IMMEDIATELY AFTER THE AREA TO BE GRADED IS BRUSHED OR CLEARED, BUT PRIOR TO THE START OF GRADING OPERATIONS.
- EROSION CONTROL BMPs USED FOR SLOPE STABILIZATION SHALL BE INSTALLED AS SOON AS THE FINISHED SLOPES ARE COMPLETE.

LEGEND

ITEM	SYMBOL
CUT SLOPE:	
FILL SLOPE:	
WATERCOURSE:	
EXISTING CONTOUR:	
PROPOSED CONTOUR:	
CUT/FILL LINE:	
BROW DITCH:	
PROPERTY LINE:	
EASEMENT LINE:	
RETAINING WALL:	
ENERGY DISSIPATOR:	



THE BASIS FOR ELEV. AND
CONTOURS IS THE COUNTY'S
200 SCALE TOPO
SHEETS 182-1851 & 178-1851

PROPERTY OWNER INFORMATION

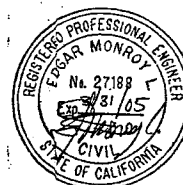
NAME: RUSSELL VAN CLEVE
ADDRESS: 19491 DEERHORN VALLEY RD
JAMUL, CA 91935
TELEPHONE NUMBER: 619/237-0409
(24 HOUR CONTACT NUMBER)
SITE A.P.N. NUMBER: 600-130-15-00
SITE ADDRESS: 19491 DEERHORN VALLEY RD
JAMUL, CA 91935

PROPERTY OWNER CERTIFICATION

I CERTIFY THAT I HAVE READ AND UNDERSTAND THE
STORMWATER MANAGEMENT NOTES AND THE GRADING NOTES:

OWNER'S SIGNATURE (REQUIRED): [Signature] DATE: 4/15/03

RECEIVED
MAR 08 2004
DEPARTMENT OF PLANNING
AND LAND USE



GRADING ON ADJACENT PARCELS

LIST ANY ADJACENT PARCELS UNDER THE SAME OWNERSHIP
AS THIS PARCEL FOR WHICH A GRADING PLAN HAS BEEN
SUBMITTED OR A GRADING PERMIT ISSUED:

APN(s): _____

PLAN CHECK/PERMITS

BUILDING PERMIT: _____
PLAN CHECK NUMBER: _____
PARCEL MAP NUMBER: _____

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR
THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE
CHARGE OVER THE DESIGN OF THE PROJECT.

NAME: EDGAR MONROY DATE: 4/10/03
RCE NO: 27188 EXPIRES: 3/31/05

GRADING NOTES

- ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE GRADING ORDINANCE SECTIONS 87.101 THROUGH 87.717 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES.
- A REGISTERED CIVIL ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION OF THE FILL, KEYWAY AND ALL FILL BENCHING AND COMPACTION. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12" IN DEPTH. DFLU FORM #73, MINOR GRADING CERTIFICATION, AND THREE (3) COPIES OF THE COMPACTION REPORT COMPLETED BY A SOILS ENGINEER SHALL BE SUBMITTED PRIOR TO ROUGH GRADE APPROVAL.
- ALL FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DRY DENSITY.
- NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
- MAINTAIN 1% (MINIMUM) SLOPE AWAY FROM ALL BUILDINGS FOR AT LEAST 5'.
- ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING SAN DIEGO COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
A. DS-8 LOT GRADING
B. DS-10 GRADING OF SLOPES
C. DS-11 REQUIRED SETBACKS
D. D-40 RP RAP ENERGY DISSIPATOR
E. D-75 DRAINAGE DITCHES
- BERMS SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES AND SWALES OR BROW DITCHES SHALL BE REQUIRED AT THE TOP OF ALL CUT SLOPES. ALL BERMS, SWALES OR BROW DITCHES SHALL CONFORM TO THE DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.
- ALL SLOPES OVER 3' IN VERTICAL HEIGHT SHALL BE PLANTED IN ACCORDANCE WITH THE GRADING ORDINANCE AND IRRIGATED TO PROMOTE PLANT GROWTH. THE IRRIGATION SYSTEM SHALL BE CONSISTENT WITH CURRENT INDUSTRY STANDARDS AND PROVIDE 100% COVERAGE FOR ALL PLANTED SLOPES.
- REQUIRED SLOPE RATIOS ARE AS FOLLOWS:
A. CUTS - 1.5:1 FOR MINOR SLOPES (UP TO 15' VERTICAL HEIGHT)
B. CUTS - 2:1 FOR MAJOR SLOPES (OVER 15' VERTICAL HEIGHT)
C. FILLS - 2:1 (MAXIMUM) FOR ALL FILL SLOPES
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE OWNER AND PERMITTEE ARE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTIES. NO PERSON SHALL EXCAVATE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET OR SIDEWALK, OR THE FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY.
- THE DIRECTOR OF PLANNING AND LAND USE MAY IMPOSE CONDITIONS THAT ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. THE DIRECTOR MAY ALSO MODIFY OR ADD CONDITIONS TO ANY VALID GRADING PERMIT WHEN SUCH MODIFICATIONS OR ADDITIONS ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. SUCH CONDITIONS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A. IMPROVEMENT OF EXISTING GRADING TO CONFORM WITH THE GRADING ORDINANCE;
B. REQUIREMENTS FOR FENCING OF EXCAVATIONS OR FILLS THAT WOULD OTHERWISE BE HAZARDOUS; AND
C. ADEQUATE DUST CONTROL MEASURES.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY. NO EARTH MOVING OR GRADING SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE PROVIDED TO THE FOLLOWING AGENCIES:
A. SAN DIEGO GAS AND ELECTRIC (800) 422-4133
B. PACIFIC BELL (800) 422-4133
C. CITY (800) 422-4133
D. WATER UTILITY (800) 422-4133
E. SEWER UTILITY (800) 422-4133
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING AND LAND USE DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED, RIGHT TO ENTRY FORM COMPLETED AND VALID GRADING PERMIT ISSUED.
- THE ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANY CONDITIONS IMPOSED BY THE DIRECTOR OF PLANNING AND LAND USE AND IN ACCORDANCE WITH THE GRADING ORDINANCE.
- EARTHWORK QUANTITIES:
EXCAVATION: 900 CUBIC YARDS
FILL: 900 CUBIC YARDS
IMPORT: 0 CUBIC YARDS
EXPORT: 0 CUBIC YARDS
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PLANNED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- NO GRADING OR IMPROVEMENTS ARE REQUIRED OFF-SITE.

PRIVATE CONTRACT

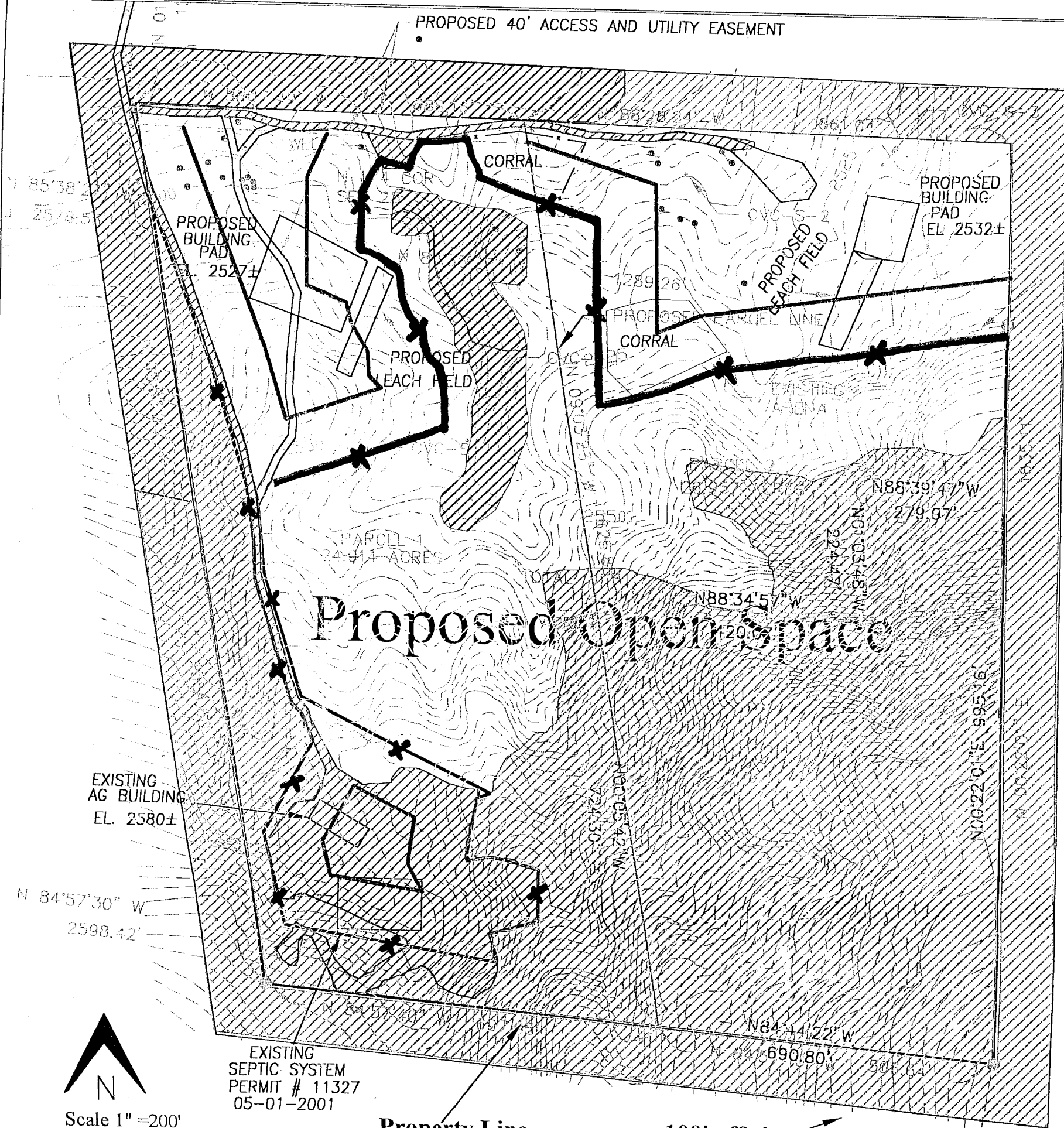
COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE

PRELIM. GRADING PLAN FOR:
VAN CLEVE TPM
NO. 20702

SHEET: 1 OF 1
LOG NO. 02-20-001

APPROVED: _____ DATE: _____
DIRECTOR OF PLANNING AND LAND USE

PROPOSED 40' ACCESS AND UTILITY EASEMENT



Scale 1" = 200'

Legend:



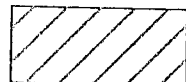
Engelmann Oak



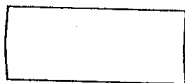
Dense Coast Live Oak Woodland - non-impacted
1:1 Credit = 0.55 acres
Impact Neutral = 0.29 acres



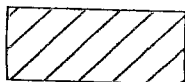
Dense Coast Live Oak Woodland-impacted
0.5:1 Credit (0.83 acres) = 0.42 acres



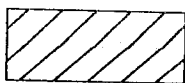
Southern Mixed Chaparral
1:1 Credit = 20.08 acres



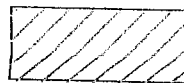
Southern Mixed Chaparral - impacted
0.5:1 Credit (11.7 acres) = 5.85 acres
Impact Neutral = 0.23 acres



Southern Mixed Chaparral
No Credit = 0.66 acres



Disturbed Habitat
No Credit = 0.52 acres



Non-Native Grassland -
Off-site
(Habitat Code: 42200)

Proposed Open Space

Limited Building Zone - 100'

Fencing
Sign

OPEN SPACE FENCING AND SIGNAGE EXHIBIT

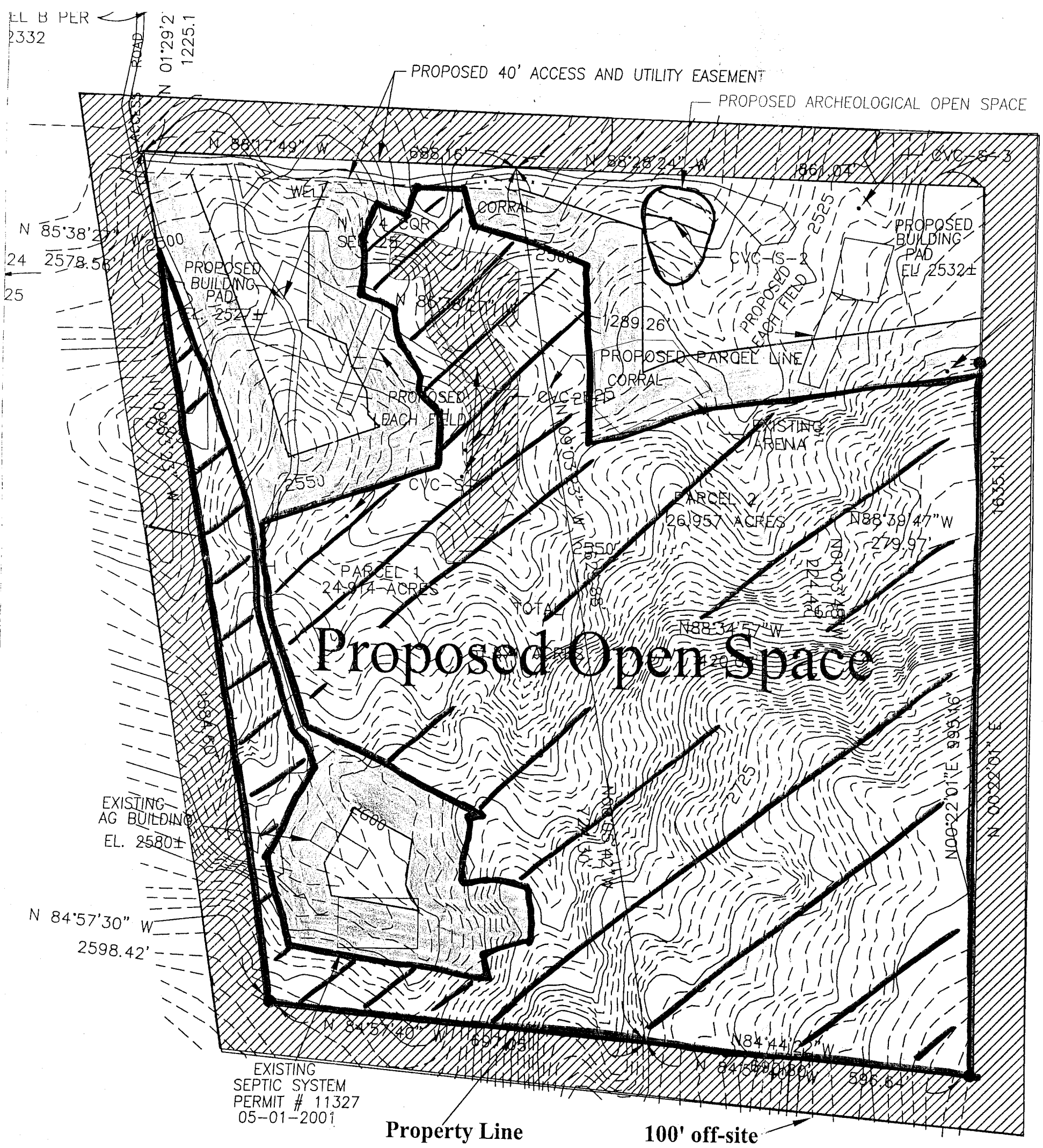
March 18,
2004

RC



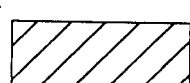
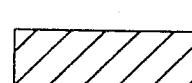
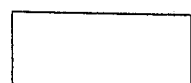
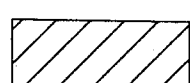
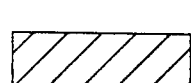
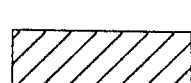
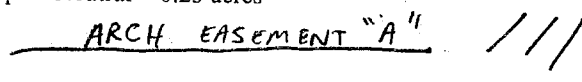
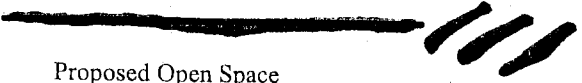

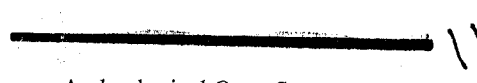
Biological Consulting

Mitigation Credit Allocation

Figure 4



Legend:

-  Engelmann Oak
-  Dense Coast Live Oak Woodland - non-impacted
1:1 Credit = 0.55 acres
Impact Neutral = 0.29 acres
-  Dense Coast Live Oak Woodland-impacted
0.5:1 Credit (0.83 acres) = 0.42 acres
-  Southern Mixed Chaparral
1:1 Credit = 20.08 acres
-  Southern Mixed Chaparral -impacted
0.5:1 Credit (11.7 acres) = 5.85 acres
Impact Neutral = 0.23 acres
-  Southern Mixed Chaparral
No Credit = 0.66 acres
-  Disturbed Habitat
No Credit = 0.52 acres
-  Non-Native Grassland - Off-site
(Habitat Code: 42200)
-  ARCH EASEMENT "A"
-  Proposed Open Space
-  Limited Building Zone - 100'
-  Archeological Open Space

OPEN SPACE EXHIBIT March 18, 2004

RECEIVED
MAR 08 2004

TPM
20702

Open Space Exhibit
January 21, 2004
Chase - Van Cleve Property

DEPARTMENT OF PLANNING
AND LAND USE
ER 02-20-001